

WILLIAM H. AUSTIN, JR., TRUSTEE,)	
)	
GRANTOR,)	
)	
)	
TO)	<u>TRUSTEE'S DEED</u>
)	
)	
FIRST NATIONAL BANK OF HERNANDO,)	
)	
GRANTEE)	

WHEREAS, on the 28th day of September, 1979, Robert C. Dickey and wife, Karen Dickey, became justly indebted to First National Bank of Hernando and did on that date for the purpose of securing said indebtedness, execute a certain Deed of Trust to William H. Austin, Jr., as Trustee for First National Bank of Hernando, conveying in trust to the aforementioned Trustee the hereinafter described property; which said Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, at Hernando, Mississippi, in Real Estate Trust Deed Book 250, page 339;

WHEREAS, default has been made in the payment of the indebtedness secured by said Deed of Trust, and First National Bank of Hernando has directed the undersigned Trustee of said Deed of Trust to execute the same by sale of the property therein described in accordance with the terms and provisions thereof. Said property however, shall be sold subject to the terms and conditions of that certain Deed of Trust executed to Virgil R. Savoy, Trustee for North Mississippi Savings and Loan Association as recorded in Real Estate Trust Deed Book 218, page 501, of the records of the Chancery Clerk of DeSoto County, Mississippi, being a first and prior lien on said property, AND subject to the terms and conditions of that certain Deed of Trust executed to William H. Austin, Jr., Trustee for First National Bank, Hernando, as recorded in Real Estate Trust Deed Book 240, page 329, of the records of the Chancery Clerk of DeSoto County, Mississippi being a second and prior lien on said property.

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AND FURTHER, subject to the terms and conditions of a Federal Tax Lien # OB-80-782, in the amount of \$1,800.42 as of the date of sale with a daily accrual of \$0.62.

WHEREAS, after having advertised said sale in all respects as required by law and the terms of the said Deed of Trust, the undersigned Trustee did between the hours of eleven o'clock in the forenoon and four o'clock in the afternoon on the 20th day of February, 1981, at the East door of the County Courthouse, in the City of Hernando, County of DeSoto, State of Mississippi, offer the hereinafter described land for sale to the highest bidder, for cash, in the manner required by law and the terms of the Deed of Trust; and

WHEREAS, at the said time and place the undersigned Trustee received from the hereinafter named Grantee, a bid of \$14,337.74, --Fourteen Thousand Three Hundred Thirty Seven Dollars & 74/100--

which was the highest bid for cash for the said land and improvements, the hereinafter named Grantee was then and there declared to be the purchaser therein.

NOW, THEREFORE, in consideration of the sum of \$14,337.74, --Fourteen Thousand Three Hundred Thirty Seven Dollars & 74/100--

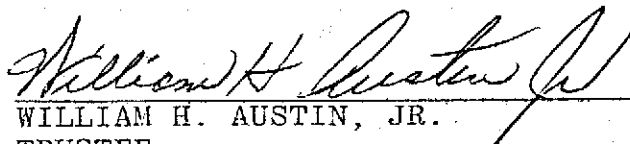
cash in hand paid, the receipt of which is hereby acknowledged, the undersigned Trustee does hereby sell and convey unto First National Bank of Hernando, Grantee, the following described real estate, together with all the improvements and appurtenances thereunto belonging, lying and being situated in DeSoto County, Mississippi, to-wit:

Part of the Southeast Quarter of Section 34, Township 2, Range 8 West, described as beginning at the southwest corner of the Southeast Quarter of Section 34, Township 2, Range 8 West; thence north along the West line of said Quarter section 1,538.2 feet to a point at the southwest corner of the Campbell tract; thence north 84° 30' east along the south line of said Campbell tract 633.7 feet to an iron pin or the point of beginning of the following tract of land; thence continuing north 84° 30' east along the south line of said Campbell tract 468.1 feet to an iron pin; thence south 5° 30' east along the west line of

said Campbell tract 114.0 feet to a point in the center of Odom Road; thence south-westerly along center of said Odom Road 421.37 feet to a point; thence north 21° 11' West 242.88 feet to the point of beginning, and being the same land conveyed to Robert C. Dickey by Deed dated January 30, 1974, and of record in Deed Book 109, Page 365, of the Deed Records of DeSoto County, Mississippi.

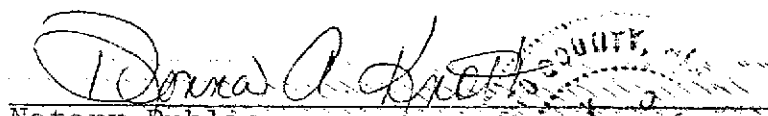
Title to the said property is believed to be good, but I will convey only such title as is vested in me as Trustee.

WITNESS, my signature, this the 20th day of February, 1981.


WILLIAM H. AUSTIN, JR.
TRUSTEE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said County and State the within named WILLIAM H. AUSTIN, JR. as Trustee, who acknowledged that he signed and delivered the above and foregoing Trustee's Deed, as his act and deed, on the day and date therein mentioned and for the purpose therein expressed, first being fully authorized to so do.


Notary Public

My Commission Expires:

10-1-84

Grantor:

P. O. Box 567
Hernando, Mississippi 38632

Grantee:

950 Holly Springs Street
Hernando, Mississippi 38632

DeSoto County Tribune

601-895-6356

D.W. JOHNSON
Editor and Publisher

Proof of Publication

COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said County and State, _____ D.W. Jones _____
_____, editor of the DeSoto County Tribune, a newspaper published in the City of Olive Branch and having a general
circulation in said County, who being duly sworn, deposed and said that the publication of a notice of which a true copy is hereto
affixed, has been made in said newspaper for a period of _____ 4 _____ weeks consecutively, as follows, to-wit:

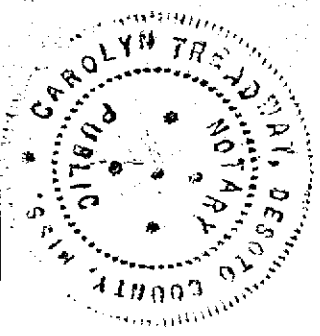
In Vol. IX No. 9, dated the 29th day of Jan., 19 81
In Vol. IX No. 10, dated the 5th day of Feb., 19 81
In Vol. IX No. 11, dated the 12th day of Feb., 19 81
In Vol. IX No. 12, dated the 19th day of Feb., 19 81
In Vol. _____ No. _____, dated the _____ day of _____, 19 _____

and that the DeSoto County Tribune has been published continuously for a period of more than one year.

DW Jones

Sworn to and subscribed before me, this 19th
day of Feb., 1981
(SEAL)

Carolyn Treadway
NOTARY PUBLIC
My commission expires Jan. 26, 1985
To Bill Austin
for taking the annexed publication of 554
words or the equivalent thereof for a total of 4
times \$ 83.10, plus \$1.00 for making a proof
of publication and depositing to same for a total cost
of \$ 84.10



TRUSTEE'S NOTICE OF SALE
WHEREAS, on the 28th day of September, 1979, Robert C. Dickey and wife, Karen Dickey, executed a deed of trust to William H. Austin, Jr., Trustee for the benefit of First National Bank, Hernando, Mississippi, which Deed of Trust is recorded in Trust Deed Book 250, page 339, in the office of the Chancery Clerk of DeSoto County, Mississippi, and being subordinate to those certain deeds of trust, the first being dated November 18, 1977 to North Mississippi Savings & Loan Association, of record in real estate deed of trust book 218, page 501, and the second being dated February 21, 1979 in real estate in trust deed book 240, page 329, respectively, both of record in the office of the Chancery Clerk of DeSoto County, Mississippi, and WHEREAS, the Promissory Note securing said Deed of Trust has been duly negotiated to First National Bank, Hernando, Mississippi, who are the present owners of said indebtedness, and WHEREAS, default has been made in the terms and conditions of said Deed of Trust, and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust and the holder of said indebtedness having the undersigned Trustee to execute the trust and sell said land in accordance with the terms of said Deed of Trust;
NOW, THEREFORE, I, William H. Austin, Jr., Trustee, under the provisions of, and by virtue of the authority conferred upon me in said Deed of Trust will on the 20th day of February, 1981 offer for sale at public outcry and sell within legal hours at the East door of the DeSoto County Courthouse in Hernando, Mississippi, to the highest and best bidder for cash the land in DeSoto County, Mississippi, described as follows, to-wit:
Part of the Southeast Quarter of Section 34, Township 2, Range 8 West, described as beginning at the southwest corner of the Southeast Quarter of Section 34, Township 2, Range 8 West; thence north along the west line of said Quarter section, 1,538.2 feet to a point at the southwest corner of the Campbell tract; thence north 84 degrees 30' east along the south line of said Campbell tract 633.7 feet to an iron pin or the point of beginning of the following tract of land; thence continuing north 84 degrees 30' east along the south line of said Campbell tract 468.1 feet to an iron pin; thence south 5 degrees 30' east along the west line of said Campbell tract 114.0 feet to a point in the center of Odum Road; thence southwesterly along center of said Odum Road 421.37 feet to a point; thence north 21 degrees 11' west 242.88 feet to the point of beginning, and containing 1.75 acres, more or less, all bearings are magnetic, and being the same land conveyed to Robert C. Dickey by deed dated January 30, 1974, and of record book 109, Page 365 of the deed records of DeSoto County, Mississippi.
I will sell and convey only such title as is vested in me as Trustee.
Witness my signature this the 27th day of January, 1981.
/s/ William H. Austin, Jr.
Trustee

STATE OF MISSISSIPPI
This day personally appeared before me, the undersigned authority in and for said County and State, the within named William H. Austin, Jr., Trustee who acknowledged that he signed and delivered the foregoing Notice of Sale on the date mentioned therein and for the purposes therein expressed.
Given under my hand and official seal of office this the 27th day of January, 1981.
/s/ Donna A. Knott
Notary Public
My Commission Expires: 10/1/84
Jan. 29, Feb. 5, 12, 19-occ.

STATE OF MISSISSIPPI, DESOTO COUNTY
I certify that the within instrument was filed for record at 11 o'clock
10 minutes A. M. 11 day of March 1981, and that the same has been recorded
in Book 153 Page 59 records of WARRANTY DEEDS of said County.
Witness my hand and seal this the 13 day of March 1981.
Fee \$5.50 Pd.
SEAL H. A. Ferguson CLERK